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Muirhouse, Edinburgh
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Property Summary

Welcome to a stylish four-bedroom end-terrace house which offers spacious accommodation spread over three floors. Meeting all the needs of modern family lifestyles, this home features generous living space and a premium kitchen, as well as a bathroom, en-suite, and WC. It also has excellent storage, private parking, and a family-friendly garden. Forming part of a modern development in Muirhouse, this exceptional property will be highly sought after.

Inside, you are greeted by a hall that leads right into the living room. Here, a white accent wall stands out against stylish charcoal décor, creating a desirable look that is further enhanced by the wood-inspired floor. It has spacious proportions for lounge furniture and twin windows for lots of natural light. The attractive interior design continues into the kitchen/dining room, ensuring a sophisticated environment for entertaining family and friends.

Features

- A stylish and spacious end-terrace house
- Part of a modern development in Muirhouse
- Welcoming entrance hall
- Spacious living room with stylish décor
- On-trend kitchen/dining room with garden access
- Two double bedrooms with built-in wardrobes
- Two versatile bedrooms with built-in wardrobes
- Convenient, ground-floor WC cloakroom
- Modern three-piece en-suite shower room
- Three-piece family bathroom with overhead shower
- Fully-enclosed rear garden with neat lawn
- Private front driveway for off-street parking
- Gas central heating and double glazing
- Solar-panelled roof for greater efficiency





On-trend kitchen/dining room with garden access

The kitchen itself adds to the on-trend look, providing modern cabinets and ample worksurface space backed by fashionable metro-style splashbacks. Seamlessly integrated appliances finish the design (oven, gas hob, extractor hood, fridge/freezer, and washing machine), whilst French doors extend the space out into the rear garden. Just off the kitchen, there is also a convenient WC cloakroom.



“The principal suite is a large double that occupies the second floor”







The four bedrooms continue the high standard

On the first floor, there is another airy double bedroom with a built-in wardrobe, along with two versatile bedrooms that both have built-in wardrobes as well. For added comfort, the first-floor bedrooms are all carpeted. They are served by a three-piece family bathroom, comprised of a hidden-cistern toilet, a half-pedestal washbasin, an illuminated mirror, and a bath with an overhead shower. Gas central heating and double glazing ensure year-round comfort, whilst a solar-panelled roof provides greater efficiency.





“The bedrooms served by a
three-piece family bathroom”

Outside, there is a fully-enclosed rear garden that is perfect for families. It features a neat lawn and patio, and captures lots of daily sun. To the front, there is also a private driveway for off-street parking.





Muirhouse

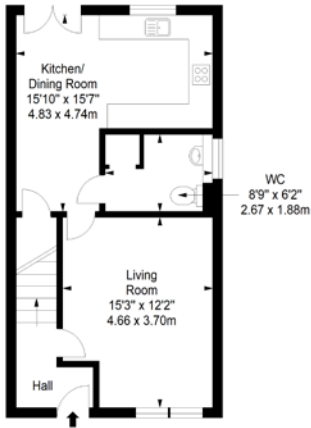
Muirhouse, situated to the north of the city centre, borders Granton, Pilton and Davidson's Mains. The area is undergoing significant urban regeneration, including the creation of a new commercial centre and community hub in Muirhouse, and a 300-berth marina at Granton as part of a multi-million-pound waterfront development. Local residents can walk, jog or cycle along the scenic Silverknowes Esplanade towards Cramond Beach to the west, stopping at various waterfront bars and beach cafes to take in the view, or take a relaxed stroll eastwards to Newhaven, which has retained all the charm of a quaint fishing village. Golf enthusiasts are spoiled for choice with Silverknowes Golf Course right on their doorstep, and Bruntsfield Links Golfing Society and Royal Burgess Golf Club both nearby. The area is served by excellent amenities in neighbouring Davidson's Mains, as well as extensive retail facilities at Craighleith Retail Park. The property is within the catchment area for Craigroyston Primary and Craigroyston Community High School. Muirhouse enjoys swift access to the M8/M9 motorway networks and the Forth Bridges, and also benefits from fantastic public bus routes and cycle paths for swift, sustainable travel across the city and beyond.



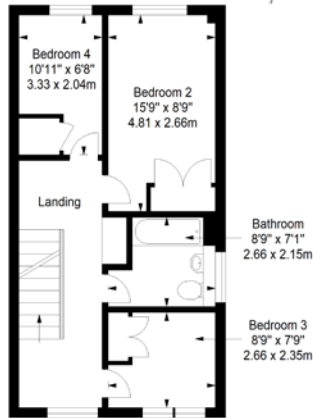
Floorplan



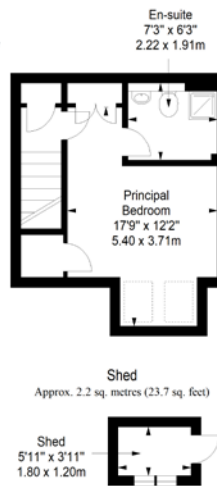
Ground Floor
Approx. 47.0 sq. metres (505.9 sq. feet)



First Floor
Approx. 47.0 sq. metres (505.9 sq. feet)



Second Floor
Approx. 25.4 sq. metres (273.4 sq. feet)



Total area: approx. 119.4 sq. metres (1285.2 sq. feet)

EPC Rating - B | Council tax band - E | Home report Value - £300,000

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Price & Viewings

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